

Blendon Township
Planning Commission Meeting
December 3, 2019

1. **The meeting was called to order** at 7:00 pm by Chairman Terry Huberts.

2. **Invocation** was given by Brett Huizenga

3. **Roll Call: PRESENT:**

Terry Huberts	Lyn Peters	Jeff DeWind
Jason Vander Kodde	Paul Blauwkamp	Jeff VanEck
Brett Huizenga		

4. **Also Attending:**

- a) Steve Kushion – Zoning Administrator
- b) Tina Vander Schuur – Administrative Assistant

5. **Motion to approve the agenda with the following additions** was made by Jason Vander Kodde, support by Brett Huizenga:

- *New Business (c):*
 - *Building Height*
 - *Wind and Solar Energy*
 - *Noise Ordinance*

Motion Carried

6. **Motion to approve the Planning Commission Meeting Minutes**, dated November 12, 2019, with the following change, was made by Jason Vander Kodde, support by Jeff DeWind:

- (9a) Change bullet point two of the motion to read: Allow pro-rated calculations of open space based on the sub-committee's table.

Motion Carried

7. **Opportunity for Public Comment not on the Agenda:**

- a) Bruce Costen: 7407 Forest View
 - Asked 'what can the Planning Commission do to support the ZBA decisions when the applicant is not complying?'
 - Discussed violations and how they are processed and a typical timeline involved.

8. **New Business:**

a) **Managing Our Groundwater:**

- Matt Chappuies, Ottawa County Land Use Planning Specialist, presented information on the ongoing concerns about the aquafer in the Blendon Township area.
- Conversation was had about causes, possible solutions, well depth, farm irrigation use vs residential use, etc.
- Ottawa county will continue to keep the township informed.

b) **Budget Update:**

- Discussion on line items that are projected to go over budget for the current fiscal year; reasons, possible solutions and areas that need to be increased for the 20-21 fiscal year.

c) Ordinance Discussion:

- The following list of new and current zoning ordinances was reviewed and discussed by the commissioners:
 - MI Land Division Act
 - Combining AG and R1 to create a new zoning district
 - Blight Ordinance
 - Small Business Ordinance
 - Wind and Solar Energy
 - Building Height in R1 and R2 zone
 - Noise Ordinance
- Looking to change, update or add to the current zoning ordinances
- The commissioners prioritized the list in the order of agreed upon importance.
- Trustee Paul Blauwkamp will present the list at the next board meeting to obtain Township Board approval before beginning the discussion process.

9. Old Business:

- a) None

10. Updates of Ongoing Business:

a) Township Board Meeting Update:

- Commissioners reviewed the minutes in the packet.
 - Trustee Blauwkamp provided the commissioners with a verbal update on the meeting.

b) Bonds – SLU Update:

- No new information

11. Planning Commissioner Comments:

- None

12. Correspondence:

- None

13. Upcoming Events:

- a) Township Board Meeting: December 16, 2019
- b) Planning Commission Meeting: January 7, 2019

14. Adjournment:

- a) *With no other business to be brought before the Planning Commission, a motion was made by Jeff DeWind, supported by Lyn Peters, to adjourn the meeting at 9:19 pm.*

Motion Carried

Recorded by Tina Vander Schuur
Submitted by Jason Vander Kodde